

ORDINANCE NUMBER: 86-13

Introduced by: COMMISSIONER WALDRON

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION TO PLANNED UNIT
DEVELOPMENT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA:

SECTION 1. That, as requested by Fairfield Communities, Inc., in its application for zoning change, dated October 21, 1985, (hereinafter, the "A1A West PUD Application"), the zoning classification of the lands described on the attached Exhibit A is hereby changed to Planned Unit Development, in accordance with the exhibits filed with application R-PUD-85-88 and Ordinance 84-29.

SECTION 2. That development within A1A West shall proceed in accordance with the A1A West PUD approved by Ordinance 84-29 and as supplemented or amended by the provisions of this ordinance.

SECTION 3. That the location of various uses and densities within the A1A West PUD shall be in accordance with the revised Master Development Plan attached hereto as Exhibit F, dated October 10, 1985.

SECTION 4. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

SECTION 5. That all easements required for drainage purposes shall be granted to the County at no cost upon County's request.

SECTION 6. Fairfield Communities, Inc., shall submit a final development plan for said Planned Unit Development, in accordance with the St. Johns County Code.

SECTION 7. In the event of conflict between Ordinance 84-29 and this Ordinance, The Provisions of This Ordinance shall prevail.

SECTION 8. The St. Johns County Building Department is hereby authorized to issue building permits, certificates or other documents authorizing construction of said Planned Unit Development in accordance with the development plan after its approval pursuant to the zoning code.

SECTION 9. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

PASSED this 11th day of February, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:

by: Francis N. Brubaker
its chairman

ATTEST: Carl "Bud" Markel
Clerk of Courts
By: Cheryl Lutz
Deputy Clerk

Adopted regular meeting 02/11/86
Effective February 19, 1986

SECTION 10. That Fairfield Communities, Inc. will participate to the extent identified as their impact on public beach accesses towards providing such access to the Atlantic Ocean in the vicinity of the project, including parking and other support facilities.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

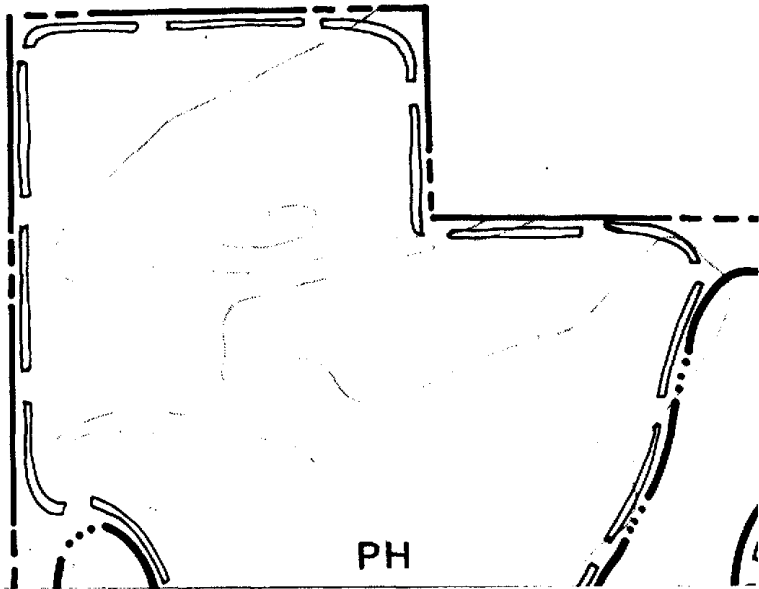
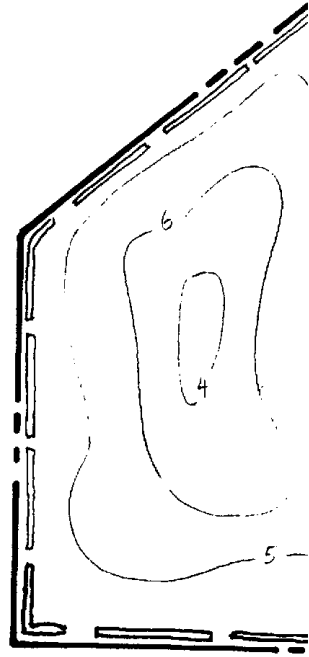
A portion of Government Lot 9, Section 34,--Township 3 South, Range 29 East; together with a portion of Government Lots 1, 2, and 3 and a portion of the Southwest 1/4 of Section 3; together with a portion of Government Lot 3, Section 4; together with a portion of Government Lot 1, Section 9; together with a portion of Government Lots 3 and 4 of Section 10; together with a portion of the Christina Hill Grant, Section 70, all in Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: COMMENCE at the Southwest corner of said Section 3; thence North 01°52'32" West along the Westerly line of said Section 3, 494.30 feet to the POINT OF BEGINNING; thence continue North 01°52'32" West along said Westerly line of Section 3, 808.13 feet; thence North 89°43'11" East, 312.33 feet; thence North 00°02'33" West, 1887.08 feet; thence North 88°43'34" East, 178.26 feet; thence North 01°17'41" West, 300.25 feet; thence South 88°41'07" West, 193.21 feet to an intersection with the Southeasterly right of way line of Palm Valley Road (State Road No. 210 a 66 foot right of way as now established); thence North-easterly along and around the arc of a curve and said Southeasterly right of way line being concave Northwesterly and having a radius of 1383.00 feet, an arc distance of 598.68 feet, said arc being subtended by a chord bearing and distance of North 30°08'10" East, 594.02 feet to the point of tangency of said curve; thence North 17°44'06" East, along said Southeasterly right of way line, 1388.48 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of said curve and said Southeasterly right of way line being concave Northwesterly and having a radius of 2558.90 feet, an arc distance of 327.49 feet, said arc being subtended by a chord bearing and distance of North 14°04'07" East, 327.26 feet to an intersection with the Westerly right of way line of Ponte Vedra By-Pass Road (State Road 1A1A, formerly State Road No. 203, a 200 foot right of way as now established); thence Southeasterly along and around the arc of a curve and said Westerly right of way line being concave Easterly and having a radius of 2964.93 feet, an arc distance of 56.68 feet, said arc being subtended by a chord bearing and distance of South 06°36'59" East, 56.68 feet to the point of tangency of said curve; thence South 07°09'50" East, along said Westerly right of way line, 4560.34 feet to the point of curvature of a curve leading Southeasterly; thence along and around the arc of said curve and said Westerly right of way line being concave Northeasterly and having a radius of 2964.93 feet, an arc distance of 961.13 feet, said arc being subtended by a chord bearing and distance of South 16°27'02" East, 956.93 feet to the point of tangency of said curve; thence South 25°44'14" East, along said Westerly right of way line, 1566.58 feet to an intersection with the Southerly line of said Government Lot 3, Section 10; thence South 88°40'10" West, along the Southerly line of said Government Lot 3 and along the Southerly line of said Government Lot 4, Section 10, 2538.50 feet to an intersection with the Westerly line of said Section 10; thence North 01°33'25" West, along the Westerly line of said Section 10, 570.08 feet; thence North 88°58'05" East, 276.55 feet; thence North 00°13'37" East, 688.71 feet; thence South 88°58'05" West, 774.39 feet; thence South 00°12'19" East, 653.64 feet; thence South 89°33'44" West, 563.06 feet to an intersection with the Northeasterly right of way line of said Palm Valley Road; thence Northwesterly along and around the arc of a curve and said Northeasterly right of way line being concave Southwesterly and having a radius of 456.97 feet, an arc distance of 86.90 feet, said arc being subtended by a chord bearing and distance of North 33°57'37" West, 86.77 feet to the point of tangency of said curve; thence North 39°24'29" West, along said Northeasterly right of way line, 476.61 feet; thence Northeasterly along a boundary line established by agreement the following three courses: Course No. 1 - North 83°37'07" East, 489.49 feet; Course No. 2 - North 18°06'57" East, 349.94 feet; Course No. 3 - North 00°17'53" West, 395.85 feet to the Northerly line of said Section 9, as established by possession; thence North 89°40'04" East, along said Northerly line, 776.87 feet to the POINT OF BEGINNING.

Containing 216.50 acres, more or less.

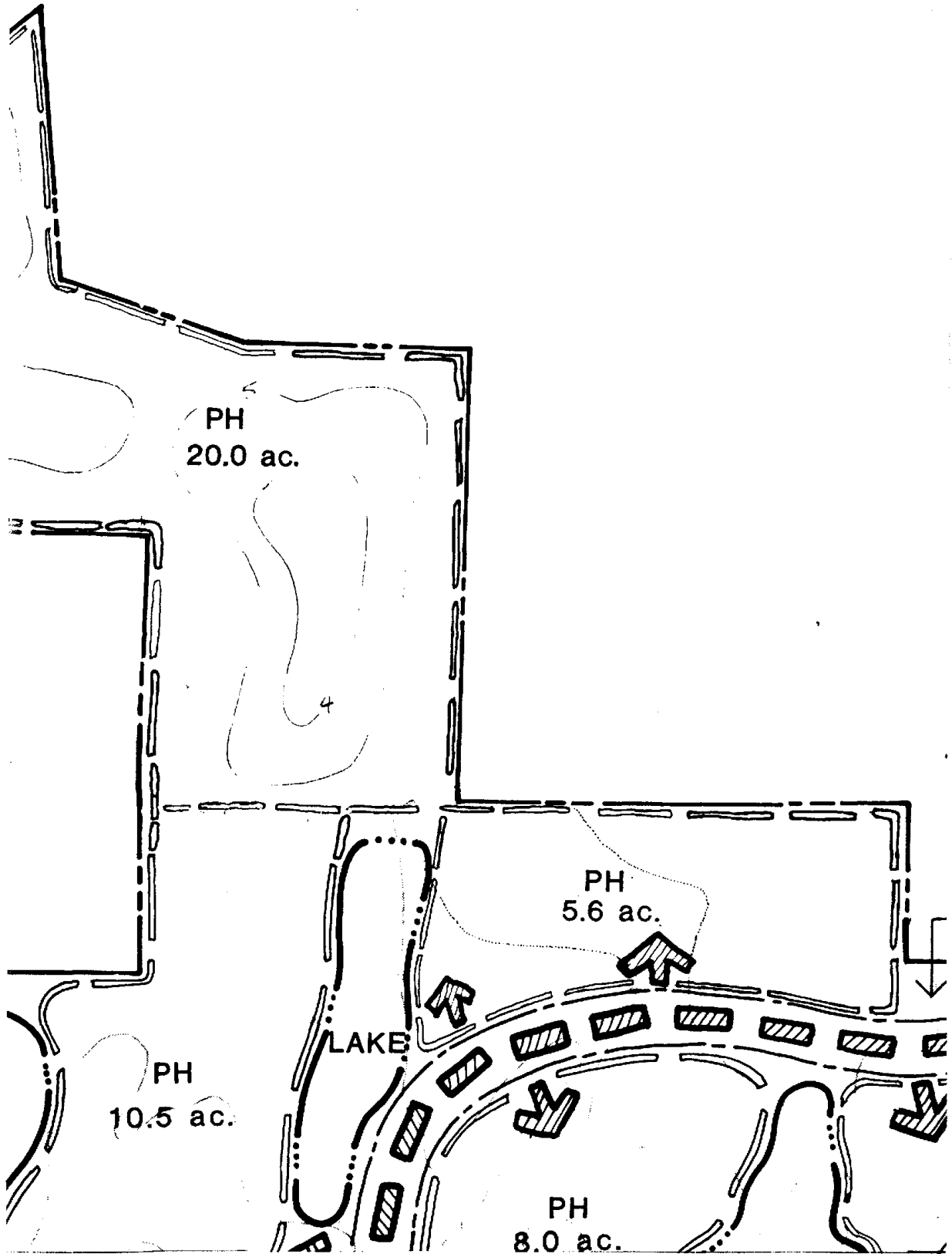
SECTION "A"

A	B	C	D	E
F	G	H	I	J

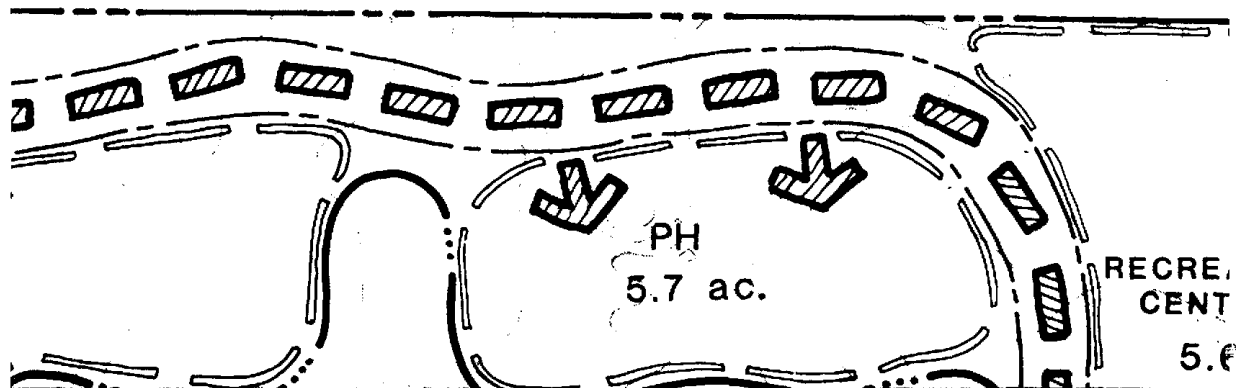
KEY TO MAP

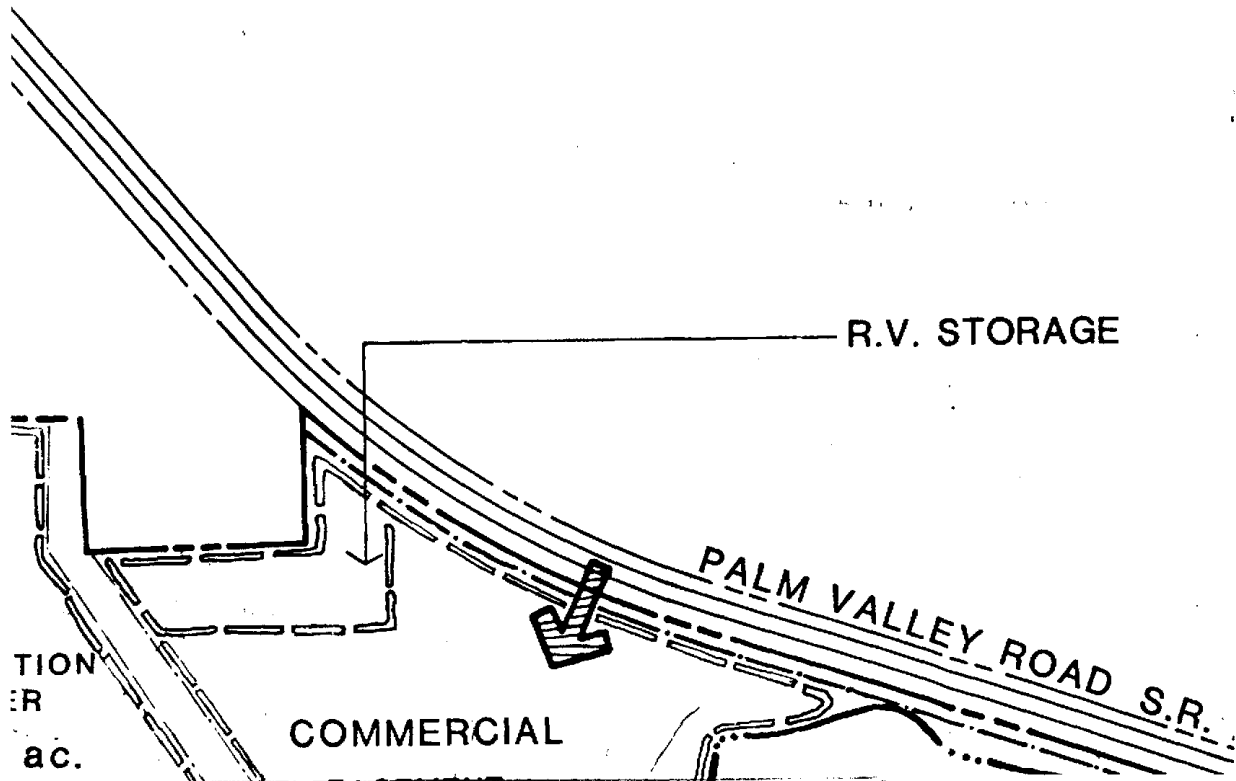


PH



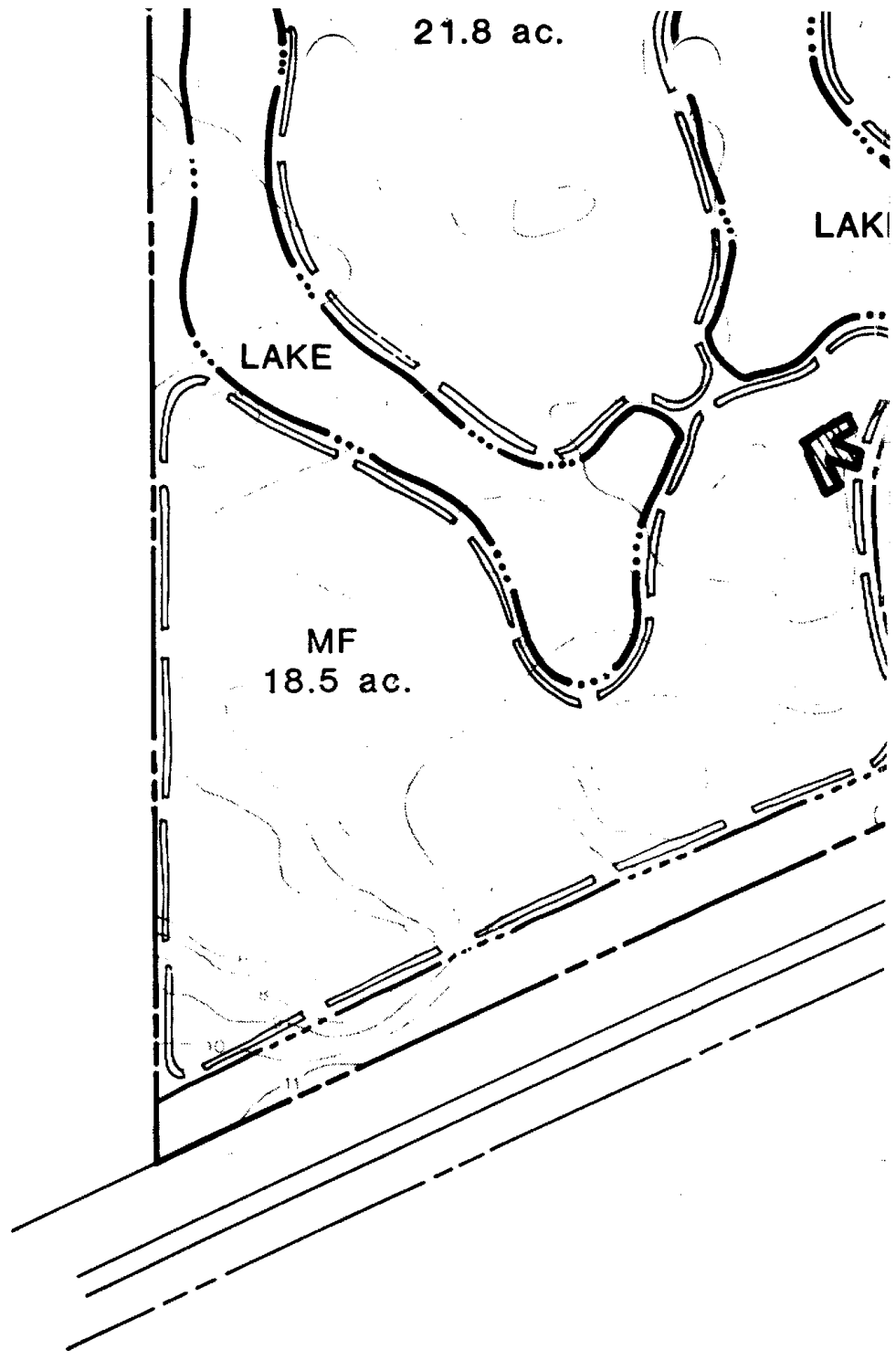
- BUFFER AREA





SECTION "E"

10

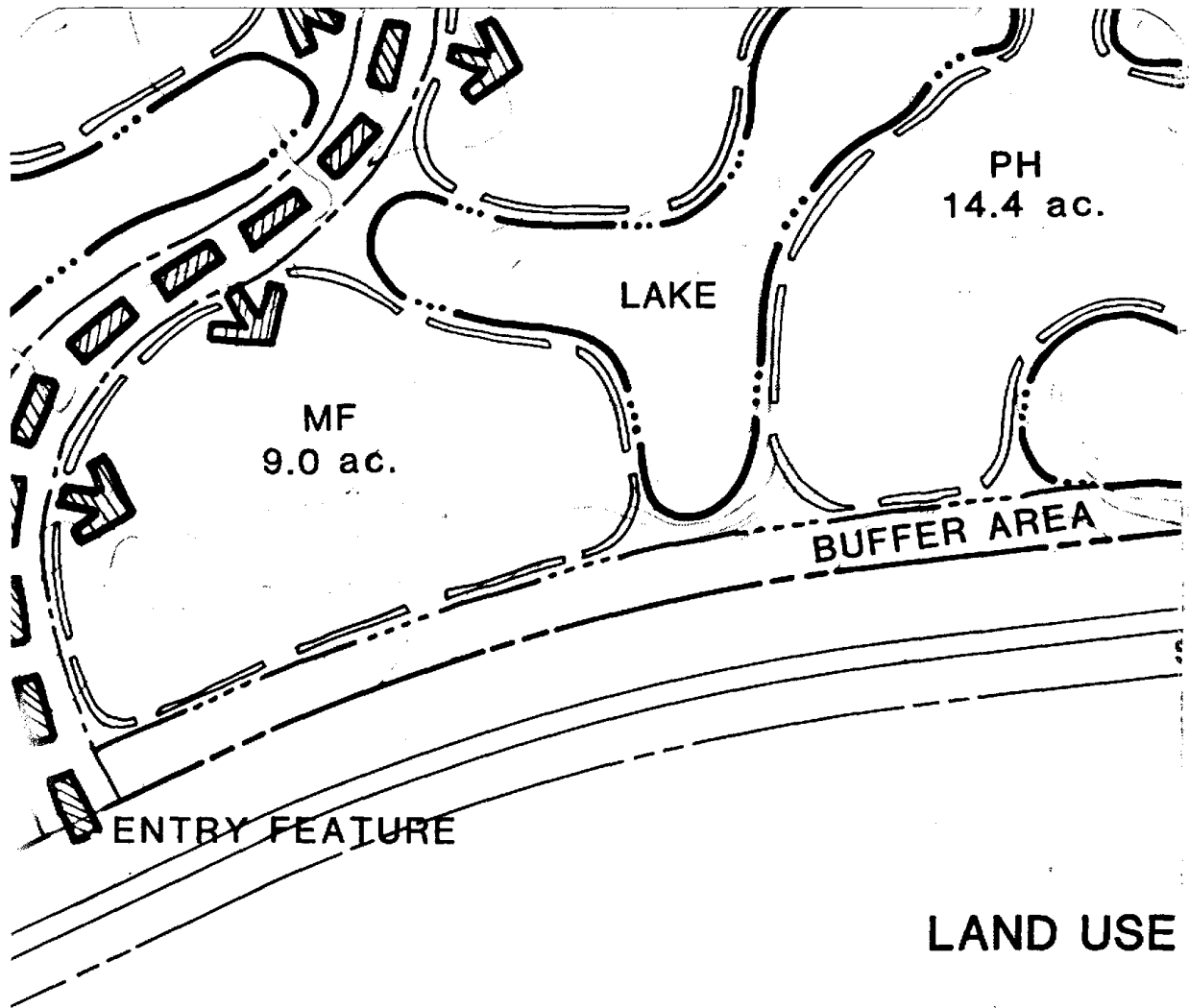


21.8 ac.

LAKI

LAKE

MF
18.5 ac.



LAND USE

RESIDENTIAL
 PATIO HOM
 MULTI-FAMI
 TOTAL

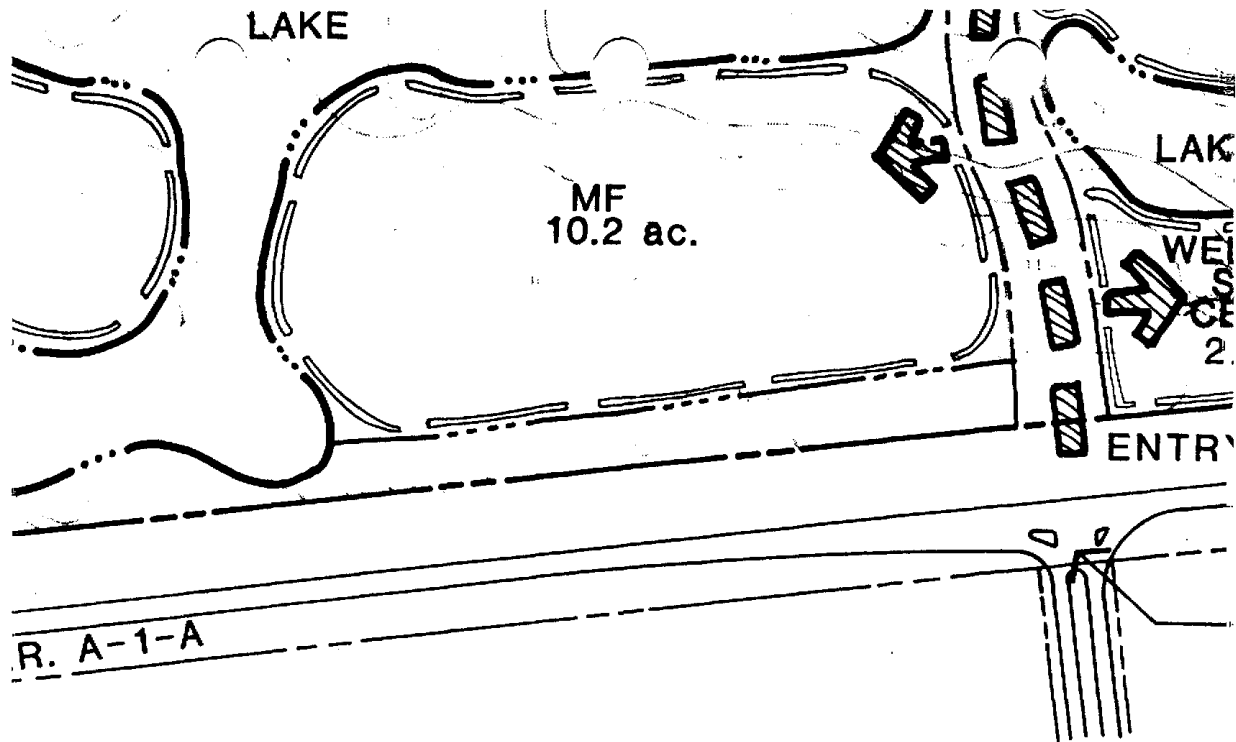
COMMERCIAL
 RETAIL CEN
 WELCOME /
 TOTAL

OPEN SPACE
 BUFFER
 LAKES
 RECREATIO
 BOAT STOP
 TOTAL

TOTAL SITE

SECTION "G"

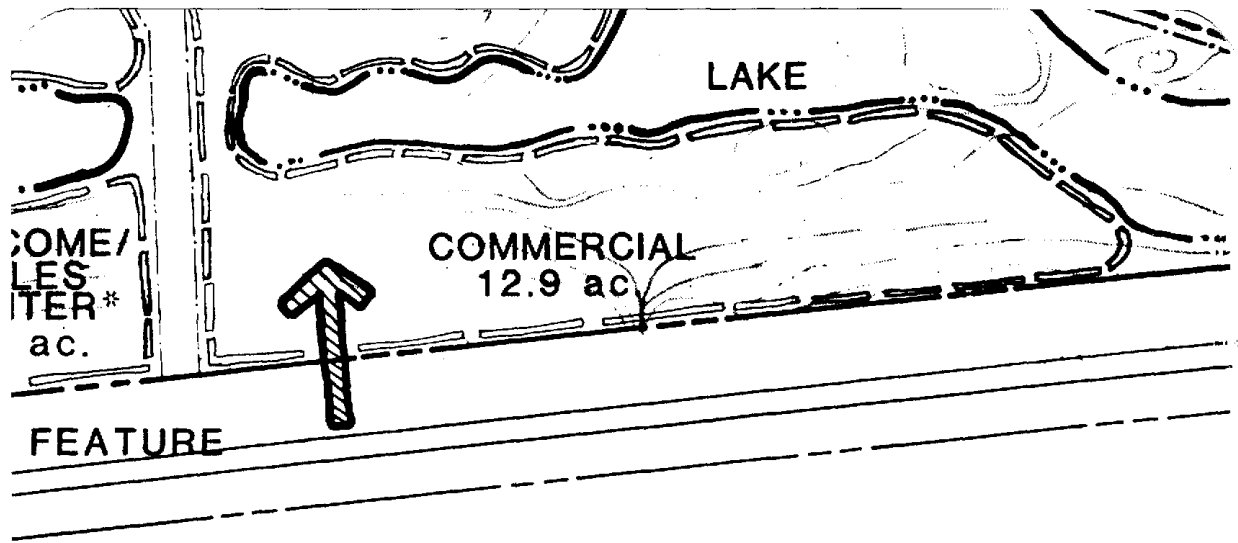
* WELCOME/S,
 * RESIDENTIAL



SUMMARY

3 (PH)	85.4 ac.	348 D.U.
7 (MF)	37.7 ac.	252 D.U.
	<u>123.1 ac.</u>	<u>600 D.</u>
ER	12.9 ac.	
SALES CENTER *	<u>2.4 ac.</u>	
	15.3 ac.	
	36.8 ac.	
	34.2 ac.	
CENTER	5.6 ac.	
GE	<u>1.5 ac</u>	
	78.1 ac.	
CREAGE /UNITS	<u>216.5 ac.</u>	<u>600 D.</u>

ES CENTER: TEMPORARY (APPROX. 5 YRS.) AFTER WHICH WILL CONFORM TO TYPICAL
 DENSITY (GROSS): 600 D.U./201.2 ac. = 2.98 D.U./ac. - ORDINANCE BOOK 7 PAGE 295
 SECTION "H"



SAWGRASS COUNTRY CLUB
WEST ENTRANCE

A1
REVISE

EXHIBIT

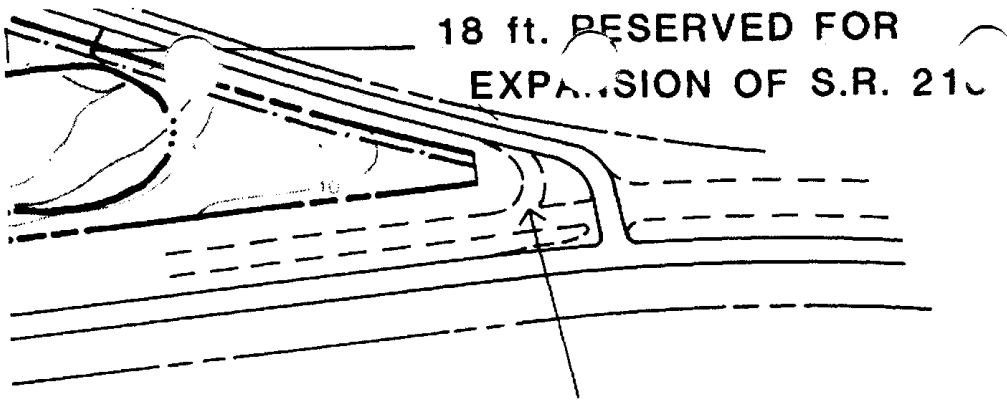
OCTOBER

**

RETAIL USE.
SECTION

ORDINANCE BOOK PAGE 296

B
PLA
GRC



18 ft. RESERVED FOR
EXPANSION OF S.R. 210

AREA RESERVED
FOR S.R. 210/S.R. A1A
INTERCHANGE IMPROVEMENT

A WEST

RD P.U.D. MASTER PLAN

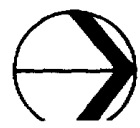
T F

ER 10, 1985



ORDINANCE BOOK 7 PAGE 297

SECTION "J"



The St. Augustine Record
 PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
 ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }
 COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
 Sandra G. Russ _____ who on oath says that he is
 Legal Advertising Clerk _____ of the St. Augustine Record, a
 daily newspaper published at St. Augustine in St. Johns County, Florida;
 that the attached copy of advertisement, being a _____
 Public Notice
 _____ in the matter of _____
 Ordinance for rezoning land
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 January 10, 1986

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day, except Sundays, and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this _____ 13th _____ day of _____ January _____

A.D. 19 86

Sandra G. Russ

 Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Bonded Thru 1989, Fair: Insurance, Inc.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
 L724 Jan. 10, 1986

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 11 DAY OF FEBRUARY 1986 AT 1:30 o'clock P.M. IN THE COUNTY AUDITORIUM COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 6-A) AND U.S. #1 NORTH ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR and PUD TO PUD.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Fairfield Communities, Inc. owners of the following described land, zoning classification of Open Rural and Planned Unit Dev. on the following described lands:

EXHIBIT A
 LEGAL DESCRIPTION OF PROPERTY

A portion of Government Lot 9, Section 34, Township 3 South, Range 29 East; together with a portion of Government Lots 1, 2, and 3 and a portion of the Southwest 1/4 of Section 3; together with a portion of Government Lot 3, Section 4; together with a portion of Government Lot 1, Section 9; together with a portion of Government Lot 3 and 4 of Section 10; together with a portion of the Christina Hill Grant, Section 70, all in Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: COMMENCE at the Southwest corner of said Section 3; thence North 01°52'32" West along the Westerly line of said Section 3, 494.30 feet to the POINT OF BEGINNING; thence continue North 01°52'32" West along said Westerly line of Section 3, 808.13 feet; thence North 89°43'11" East, 312.33 feet; thence North 00°02'33" West, 1887.08 feet; thence North 88°43'34" East, 178.26 feet; thence North 01°17'41" West, 300.25 feet; thence South 88°41'07" West, 193.21 feet to an intersection with the Southeasterly right of way line of Palm Valley Road (State Road No. 210 a 66 foot right of way as now established); thence Northeasterly along and around the arc of a curve and said Southeasterly right of way line being concave Northwesterly and having a radius of 1383.00 feet, an arc distance of 598.48 feet; said arc subtended by a chord bearing and distance of North 30°06'10" East, 594.02 feet to the point of tangency of said curve; thence North 17°44'06" East, along said Southeasterly right of way line, 1388.48 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of said curve and said Southeasterly right of way line being concave Northwesterly and having a radius of 2558.90 feet, an arc distance of 327.49 feet; said arc being subtended by a chord bearing and distance of North 14°04'07" East, 327.28 feet to an intersection with the Westerly right of way line of Ponte Vedra By-Pass Road (State Road A1A, formerly State Road No. 203, a 200 foot right of way as now established); thence Southeasterly along and around the arc of a curve and said Westerly right of way line being concave Easterly and having a radius of 2964.93 feet, an arc distance of 56.48 feet; said arc being subtended by a chord bearing and distance of South 06°36'59" East, 56.48 feet to the point of tangency of said curve; thence South 07°09'50" East, along said Westerly right of way line, 4500.34 feet to the point of curvature of a curve leading Southeasterly; thence along and around the arc of said curve and said Westerly right of way line being concave Northeasterly and having a radius of 2964.93 feet, an arc distance of 61.13 feet; said arc being subtended by a chord bearing and distance of South 16°27'02" East, 956.93 feet to the point of tangency of said curve; thence South 85°44'14" East, along said Westerly right of way line, 1566.58 feet to an intersection with the Southerly line of said Government Lot 3, Section 10; thence South 88°40'10" West, along the Southerly line of said Government Lot 3 and Southerly line of said Government Lot 4, Section 10, 2538.50 feet to an intersection with the Westerly line of said Section 10; thence North 01°33'23" West, along the Westerly line of said Section 10, 570.08 feet; thence North 88°58'05" East, 276.55 feet; thence North 00°13'37" East, 688.71 feet; thence South 88°58'05" West, 774.39 feet; thence South 00°12'19" East, 453.44 feet; thence South 89°33'44" West, 563.06 feet to an intersection with the Northeasterly right of way line of said Palm Valley Road; thence Northwesterly along and around the arc of a curve and said Northeasterly right of way line being concave Southwesterly and having a radius of 456.97 feet, an arc distance of 86.90 feet; said arc being subtended by a chord bearing and distance of North 32°57'37" West, 86.77 feet to the point of tangency of said curve; thence North 39°24'29" West, along said Northeasterly right of way line, 476.61 feet; thence Northeasterly along a boundary line established by agreement the following three courses; Course No. 1 - North 83°37'07" East, 489.49 feet; Course No. 2 - North 18°06'57" East, 349.94 feet; Course No. 3 - North 00°17'53" West, 395.65 feet to the Northerly line of said Section 9, as established by possession; thence North 89°40'04" East, along said Northerly line, 776.87 feet to the POINT OF BEGINNING.

Containing 216.50 acres, more or less.
 IS HEREBY CHANGED TO: PUD, Planned Unit Development, an addition of a 20 acre parcel and modification to master development plan map.

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said land are located.

SECTION 3. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA
 "Bud" Merkel
 its clerk